035.0	0004	0007.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	3,042,900	/	3,042,900
USE VALUE:	3,042,900	/	3,042,900
ASSESSED:	3,042,900	/	3,042,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON-FREMONT RLTY INC
Owner 2:	
Owner 3:	
Street 1:	1259 BROADWAY
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .792 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1968, having primarily Brick Exterior and 17040 Square Feet, with 22 Units, 22 Baths, 0 3/4 Bath, 0 HalfBath, 66 Rooms, and 22 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	34521.000	1,847,200	11,700	1,184,000	3,042,900
Total Card	0.792	1,847,200	11,700	1,184,000	3,042,900
Total Parcel	0.792	1,847,200	11,700	1,184,000	3,042,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 178.57 | /Parcel: 178.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24636

GIS Ref

GIS Ref

Insp Date 12/06/18

!2903!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,847,200	11700	34,521.	1,184,000	3,042,900		Year end	12/23/2021
2021	112	FV	1,847,200	11700	34,521.	1,144,000	3,002,900		Year End Roll	12/10/2020
2020	112	FV	1,766,500	11700	34,521.	1,040,000	2,818,200	2,818,200	Year End Roll	12/18/2019
2019	112	FV	1,464,800	12200	34,521.	1,040,000	2,517,000	2,517,000	Year End Roll	1/3/2019
2018	112	FV	1,464,800	12200	34,521.	1,040,000	2,517,000	2,517,000	Year End Roll	12/20/2017
2017	112	FV	1,263,700	12200	34,521.	816,000	2,091,900	2,091,900	Year End Roll	1/3/2017
2016	112	FV	1,263,700	12200	34,521.	816,000	2,091,900	2,091,900	Year End	1/4/2016
2015	112	FV	1,112,800	12600	34,521.	720,000	1,845,400	1,845,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:14:24

LAST REV

Date	Time
05/14/19	14:21:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2903

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17657-167		12/1/1986		1,750,000	No	No		Y

USER DEFINED

Prior Id # 1:	24636
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
2/23/2009	Measured	345	PATRIOT
3/10/2000	Info At Door	197	PATRIOT
2/25/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		34521		Sq. Ft.	Site		0	0.	0.00	AG																
112	Apts. 8 Plus		16		No. of Un	Site		0	74,000.	1.00	AG									1,184,000						1,184,000	

Total AC/HA:	0.79249	Total SF/SM:	34521	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT GOOD	Total:	1,184,000	Spl Credit		Total:	1,184,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	22	Total:	22
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	22	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	22	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	30. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	30 %

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.81909466
Const Adj.:	1.06049991
Adj $ / SQ:	145.933
Other Features:	220000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2638788
Depreciation:	791636
Depreciated Total:	1847152

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	22

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	66	BRs:	22	Baths:	22	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
22	3	1	M

Totals		
22	66	22

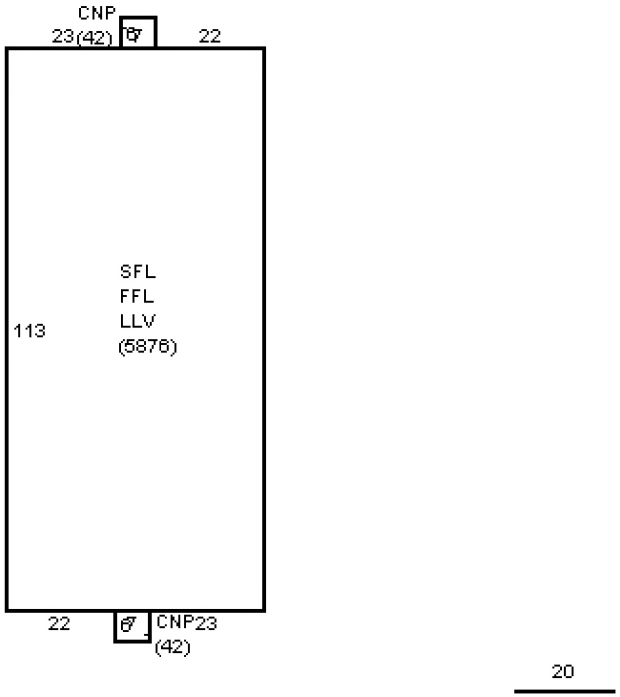
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.93
Special Features:	0	Val/Su Net:	104.29
Final Total:	1847200	Val/Su SzAd	157.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,876	145.930	857,503
LLV	Lower Level	5,876	118.860	698,437
SFL	Second Floor	5,876	145.930	857,503
CNP	Canopy	84	63.630	5,345

Net Sketched Area:	17,712	Total:	2,418,787

Size Ad	11752	Gross Area	17712	FinArea	17040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	8000	A	AV	1980	2.13	T	31.2	112			11,700			11,700

More:	N	Total Yard Items:	11,700	Total Special Featues:		Total:	11,700

IMAGE

AssessPro Patriot Properties, Inc